

PB# 93-36

**Anthon's Pier 9
(Amended SP)**

37-1-25,26,27

Approved 11-30-93

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

November 9, 1993

Received of MFPJRT \$ 150.00
One hundred fifty and 00/100 DOLLARS
For Planning Board Application Fee (#93-36)

DISTRIBUTION

FUND	CODE	AMOUNT
CHK #007365		\$150.00

By Pauline B. Townsend
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

November 9, 1993

Received of Pauline B. Townsend, Town Clerk \$ 750.00
Seven hundred fifty and 00/100 DOLLARS
For Planning Board Expense (#93-36)

DISTRIBUTION

FUND	CODE	AMOUNT
CHK #007366		\$750.00

By Lin
Capital
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

December 17, 1993

Received of MFPJRT \$ 150.00
One hundred fifty and 00/100 DOLLARS
For Planning Board Approval Fee #93-36

DISTRIBUTION

FUND	CODE	AMOUNT
CHK #007486		\$150.00

By Pauline B. Townsend
Town Clerk
Title

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Check for approval fee was received 12/16/93 - Plans were released
to the applicant
12/16/93.

565-5396



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 36

DATE PLAN RECEIVED: NOV - 8 1993

The maps and plans for the Site Approval Anthony
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

Fred Fays 11/15/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/02/93

PAGE:

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 93-36
NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-I
11/08/93	SITE PLAN MINIMUM	PAID		750.00	
11/10/93	P.B. ATTY. FEE	CHG	35.00		
11/10/93	P.B. MINUTES	CHG	18.00		
11/17/93	P.B. ENGINEER FEE	CHG	75.50		
11/30/93	RETURN TO APPLICANT	CHG	621.50		
		TOTAL:	750.00	750.00	0.

*Please issue a check in the
amount of \$621.50 to:*

*MFPJJRT
87 Rt. 9W
New Windsor, N.Y. 12553*

ANTHONY'S PIER 9 AMENDED SITE PLAN (93-36) RT. 9W

Marshall Rosenblum and Joseph Bonura appeared before the board for this proposal.

MR. ROSENBLUM: This is the parking lot side, the intent of this work is to enclose the existing exterior porch and to at the same time create at the former area, this is the area between the stage and that porch to handicapped, two handicapped accessible toilets. These toilets would be, will be accessed if you will through the garden area and they'll be the only toilets that are on this level at this side of the building.

MR. BONURA: The toilets that are using now are downstairs or on the other side of a building and it's just a hell of a walk for people, it's 300 feet for them to get to it and in addition, the ones downstairs aren't handicapped accessible. And we have had problems with the steps in the winter, you know that is the only steps we have in the building with snow and ice, this way we're going to cover them and the steps will be inside the building, not outside.

MR. PETRO: What's the exterior wall going to be, the block, same as the rest of the building?

MR. BONURA: Glass and block.

MR. ROSENBLUM: Exterior elevation is shown?

MR. BONURA: It's just too darn far for them and I have to go right through the dining room to get there and just a matter of convenience, that is all it is.

MR. PETRO: This isn't a Planning Board question but just out of curiosity, how are you going to tie into the sewer?

MR. BONURA: It's right there, the sewer goes right under where we are, the sewer line goes right out there because we have got the sewer run out from the bars, you know the big bar in the garden room, sewer line goes right out through that porch, it's right there.

MR. PETRO: Anything from Bobby Rogers on this?

MRS. MASON: No, not yet.

MR. ROSENBLUM: I spoke to him earlier today and at least verbally he had no exception to this.

MR. PETRO: Not really changing the front print of the building so I don't think he would have any exception.

MR. ROSENBLUM: Department of Labor has already approved it from Albany.

MR. EDSALL: Jim, again, this was a case where we weren't really sure it was something the Planning Board had to review cause they are not extending the building limits and however just for expediency and get it on the record, that is why we're here.

MR. PETRO: Additional square footage will it have any effect on the parking?

MR. EDSALL: My comment one is noting that for the NC zone, there's no limitation on the developmental coverage so that is not a concern and even if it was a concern, this porch is already there so they are not expanding it. Secondly, the floor area ratio which is a code requirement for this zone, it's 1.0 so again, theoretically, they can develop the entire site so that is not a problem. As far as the parking goes, the code is based on seating, they are not proposing any seating therefore that doesn't change. Other than those three criteria, this proposal affects no other bulk compliance so as far as I can tell, they have no problem whatsoever from a zoning standpoint.

MR. PETRO: Very straightforward.

MR. LANDER: I make a motion that New Windsor Planning Board assume lead agency.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency

November 10, 1993

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on the Anthony's Pier 9 site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Move that we make a motion to waive public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion made and seconded that under discretionary judgment we waive public hearing. Any further discussion? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion we declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Anthony's Pier 9 site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: Just for Joe's benefit, wonderful thing we accomplished since the last time you added an amendment resolution that I forwarded to the Town Attorney and to the Town Board and supported by this board, they have reached an inter-municipal agreement with the County so

November 10, 1993

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we no longer have to send this type of application to County Planning so that is helping to make these things go quicker so we accomplished something since you were here last.

MR. DUBALDI: Make a motion we approve Anthony's Pier 9 amended site plan subject to Bobby Rogers fire approval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant approval to the Anthony's Pier 9 site plan amendment subject to Bob Rogers having written statement added to the file. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

9/93



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ANTHONY'S PIER 9 SITE PLAN AMENDMENT
SOUTH AREA ENTRANCE AND LAVATORY FACILITIES
PROJECT LOCATION: NYS ROUTE 9W
SECTION 37-BLOCK 1-LOTS 25/26/27
PROJECT NUMBER: 93-36
DATE: 10 NOVEMBER 1993
DESCRIPTION: THE APPLICATION INVOLVES ENCLOSING OF THE EXISTING PORCH ON THE SOUTH SIDE OF THE BUILDING, WITH THE DEVELOPMENT OF THIS AREA AS A SUPPLEMENTAL EXIT, AS WELL AS THE DEVELOPMENT OF A PORTION OF THIS INTERIOR AREA AS ADDITIONAL LAVATORIES TO SERVE THE EXISTING FACILITIES.

1. The enclosing of the existing porch and the creation of some additional floor area for lavatories does not effect the zoning compliance of this application. Since there is no development coverage limitation for this use in the NC Zone, and a 1.0 floor area ratio is also permitted, the slightly increased coverage does not appear to create any zoning problems. Further, since no additional seating is proposed, the site plan amendment would not create the need for any additional parking. As such, I am aware of no zoning concerns regarding this proposed modification to the existing facility.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
3. This amendment will not appear to require a Public Hearing; however, the Board should note, for the record, their decision per their discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.


TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: ANTHONY'S PIER 9 SITE PLAN AMENDMENT
PROJECT LOCATION: SOUTH AREA ENTRANCE AND LAVATORY FACILITIES
PROJECT LOCATION: NYS ROUTE 9W
PROJECT LOCATION: SECTION 37-BLOCK 1-LOTS 25/26/27
PROJECT NUMBER: 93-36
DATE: 10 NOVEMBER 1993

5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:ANTHONY2.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/02/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 93-36

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/30/93	PLANS STAMPED	APPROVED
11/10/93	P.B. APPEARANCE	LA:ND WVE P.H. APPRD
11/03/93	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/30/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-36

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/08/93	MUNICIPAL HIGHWAY	11/15/93	APPROVED
ORIG	11/08/93	MUNICIPAL WATER	11/15/93	APPROVED
ORIG	11/08/93	MUNICIPAL SEWER	11/17/93	APPROVED
ORIG	11/08/93	MUNICIPAL SANITARY	/ /	
ORIG	11/08/93	MUNICIPAL FIRE	11/15/93	APPROVED
ORIG	11/08/93	PLANNING BOARD ENGINEER	/ /	

RESULTS OF P.B. MEETING

DATE: November 10, 1973

PROJECT NAME: Anthony's Plaz 9 PROJECT NUMBER 93-36

LEAD AGENCY:

* NEGATIVE DEC:

M) L S) 0 VOTE: A 3 N 0

* M) 0 S) L VOTE: A 3 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) L S) 0 VOTE: A 3 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) 0 S) VOTE: A N APPROVED:

M) 0 S) L VOTE: A 3 N 0 APPR. CONDITIONALLY: 11-10-93

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need fire Approval

AS OF: 11/17/93

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 93- 36

FOR WORK DONE PRIOR TO: 11/17/93

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
93-36	81767	11/03/93	TIME	MJE	WS PIER 9 S/P AM	70.00	0.40	28.00			
93-36	81778	11/08/93	TIME	MJE	MC PIER 9 AM	70.00	0.40	28.00			
93-36	81774	11/09/93	TIME	MCK	CL P/REVIEW COMMENTS	25.00	0.50	12.50			
93-36	80917	11/10/93	TIME	MJE	WM PIER 9 AM S/P APPL	70.00	0.10	7.00			
								=====	=====	=====	=====
TASK TOTAL								75.50	0.00	0.00	75.50
								=====	=====	=====	=====
GRAND TOTAL								75.50	0.00	0.00	75.50

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 15 November 1993
SUBJECT: Anthony's Pier 9

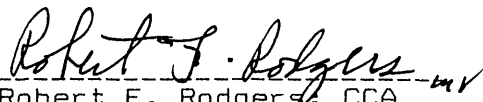
PLANNING BOARD REFERENCE NUMBER: PB-93-36
DATED: 8 November 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-066

A review of the above referenced subject site plan was conducted on 10 November 1993.

This site plan is acceptable.

PLANS DATED: 14 October 1993; Revision 11.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 36

DATE PLAN RECEIVED: NOV - 8 1993

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of
ANTHONY'S PIER 9 has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

JP 11-17-93
SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor

P/B # 93-36

WORK SESSION DATE: 3 Nov 93

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Pier 9 - S/P Am

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Marshall

MUNIC REPS PRESENT: BLDG INSP. unavail
FIRE INSP. _____
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- add bathrooms -
- S/P am -

AMG - next avail

4MJE91 pbwsform

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Anthony's Pier 9
2. Name of Applicant MARY BONURA Phone 565.4210
Address 87 ROUTE 9W NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record MARY BONURA Phone 565.4210
Address 87 ROUTE 9W NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan M. ROSENBLUM Phone 562.0270
Address POB 2966 NEWBURGH NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney - Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting JOSEPH BONURA Phone 565.4210
(Name)
7. Location: On the WEST side of 9W
(Street)
700 feet NORTH
(Direction)
of CARSONS LANE
(Street)
8. Acreage of Parcel 6.95 9. Zoning District HC/R4
10. Tax Map Designation: Section 37 Block 1 Lot 25.26.27
11. This application is for ENCLOSURE OF (PORCH) EXIT + TOILET
RM. ADDITION

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? YES.

If so, list Case No. and Name CANOPY [FRONT SETBACK (400) TO 9W] 10/1/92
23 NOV 92

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

MARY BONURA being duly sworn, deposes and says that he resides at 87 ROUTE 9W NEW WINDSOR NY 12553 in the County of ORANGE and State of NY and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Mary Bonura
(Owner's Signature)

4th day of November 1993

Mary Bonura
(Applicant's Signature)

Ruth J. Eaton
Notary Public
RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
No. 4673512
Commission Expires October 31, 1994

Bonura
(Title)

PROJECT I.D. NUMBER

817.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>MARSHALL ROSENBLUM</u>	2. PROJECT NAME <u>ANTHONY'S PIER 9.</u>
3. PROJECT LOCATION: Municipality <u>NEW WINNISON</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>101 ROUTE 9W, NEW WINNISON</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>ENCLOSURE OF EXIT PORCH + ADDITION OF TOILET RMS.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u> </u> acres Ultimately <u> </u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>MARSHALL ROSENBLUM</u>	Date: <u>4 Nov 93</u>
Signature: <u>Michael Rubel</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	

Name of Lead Agency	
_____	_____
Print or type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)

Date	

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|------------------------------------|--------------------------------|
| 1. ● Site Plan Title | 29. ● Curbing Locations |
| 2. ● Applicant's Name(s) | 30. ___ Curbing Through |
| 3. ● Applicant's Address(es) | Section |
| 4. ● Site Plan Preparer's Name | 31. ___ Catch Basin Locations |
| 5. ● Site Plan Preparer's Address | 32. ___ Catch Basin Through |
| 6. ● Drawing Date | Section |
| 7. ● Revision Dates | 33. ___ Storm Drainage |
| | 34. ___ Refuse Storage |
| 8. ● AREA MAP INSET | 35. ___ Other Outdoor Storage |
| 9. ● Site Designation | 36. ___ Water Supply |
| 10. ___ Properties Within 500 Feet | 37. ___ Sanitary Disposal Sys. |
| of Site | |
| 11. ● Property Owners (Item #10) | 38. ___ Fire Hydrants |
| 12. ● PLOT PLAN | 39. ● Building Locations |
| 13. ● Scale (1" = 50' or lesser) | 40. ● Building Setbacks |
| 14. ● Metes and Bounds | 41. ___ Front Building |
| 15. ● Zoning Designation | Elevations |
| 16. ● North Arrow | 42. ___ Divisions of Occupancy |
| 17. ● Abutting Property Owners | 43. ___ Sign Details |
| 18. ● Existing Building Locations | 44. ● BULK TABLE INSET |
| 19. ● Existing Paved Areas | 45. ● Property Area (Nearest |
| 20. ● Existing Vegetation | 100 sq. ft.) |
| 21. ● Existing Access & Egress | 46. ● Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. ● Building Coverage (% |
| 22. ___ Landscaping | of Total Area) |
| 23. ___ Exterior Lighting | 48. ___ Pavement Coverage (Sq. |
| 24. ● Screening | Ft.) |
| 25. ● Access & Egress | 49. ___ Pavement Coverage (% |
| 26. ● Parking Areas | of Total Area) |
| 27. ___ Loading Areas | 50. ___ Open Space (Sq. Ft.) |
| 28. ___ Paving Details | 51. ___ Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. ● No. of Parking Spaces |
| | Proposed. |
| | 53. ● No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Michael Pankratz
Licensed Professional

Date: 4 Nov 1993

NOV - 13 1993

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

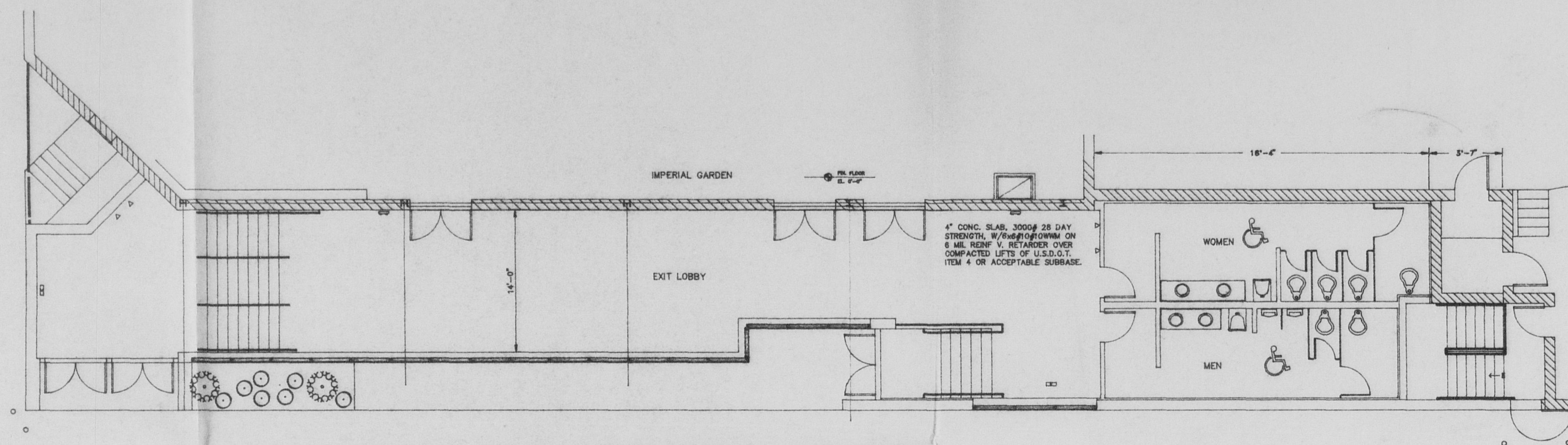
MARY BONURA, deposes and says that he
resides at 87 ROUTE 9W, NEW WINDSOR
(Owner's Address)
in the County of ORANGE
and State of NEW YORK
and that he is the owner in fee of PIER 9

which is the premises described in the foregoing application and
that he has authorized JOSEPH BONURA & MARSHALL ROSENBLUM
to make the foregoing application as described therein.

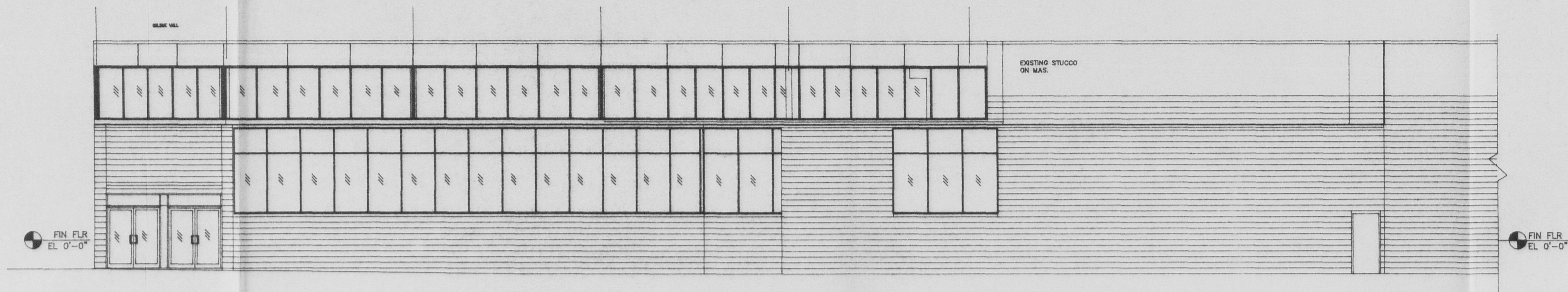
Date: 11-7-93

Mary Bonura
(Owner's Signature)

Joseph Bonura
(Witness Signature)

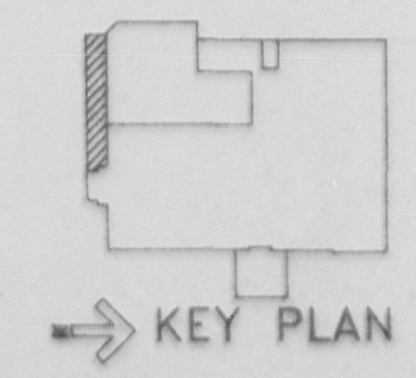


PLAN AT TOILETS, IMPERIAL GARDEN
DATE 10/93



PARTIAL SOUTH ELEVATION, IMPERIAL GARDEN
DATE 10/93

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON NOV 30 1993
BY CARMEN R. DUGALDI, JR.
SECRETARY



ROSENBLUM AIA.
MARSHALL ROSENBLUM, A.I.A. ARCHITECT
6 FULLERTON AVENUE NEWBURGH, NEW YORK

ANTHONY'S PIER 9

NEW WINDSOR
NEW YORK

Date 7 OCT 1993

Job #

Status

TOILET ROOMS
at IMPERIAL GARDEN

Plan

122

Handwritten signature/initials